

Centra Falls Homeowners Association, Inc.

12400 — 12474 Northwest 17th Manor
Pembroke Pines, Florida 33028

CentraFallsHOA.com

NOTICE OF SPECIAL ASSESSMENT MEETING

Notice Date: TUE 27 APR 2025

DATE & TIME: WED 14 MAY 2025 @ 6:30 PM, LOCAL TIME
VIA: ZOOM.US // Meeting ID: 841 9401 3265 // Passcode: 291467
Phone: 1-305-224-1968

AGENDA

1. Call to Order 6:34 pm
2. Notice of Meeting
3. Quorum of Board P, T, D, S, VP
4. Members Present
 - a. I. Pacheco, R. & A. De La Bastide, A. Moran, C.D. Wood, S. Kumar, A. D. Horton-Tavera, R. Charlemont, L. Trumbach, M. Mendez, J. Olano, A. Tajeda, N. Reid-Mills, R. Bordaonaro Prieto,
5. Others Present
 - a. Nick Siegfried, Esq., Joseph Miles, Esq. Jonathan Alvarez – Ace Pools & Spa
6. Introduction of the 558 Status by Atty. Joseph Miles, Esq. from Siegfried-Rivera.
 - a. Stormwater drainage system
 - b. South Florida Stormwater Management District – Permit was never closed-out by Thomas Engineering and there are significant issues that will require the entire system to be changed-out. SFSMD would like permit transferred to the HOA.
 - c. Approximately \$7M in damages according to experts. Anticipated funding wasn't sufficient due to the additional findings by experts.
 - d. While there is no guarantee about what may/may not happen if the case goes to trial, the Association's objective is to have Members pay for experts and litigation to proceed to a settlement or recovery of funds instead of owners having to pay for \$7M in repairs.
 - e. Essential for experts to continue through settlement / litigation completion.
 - f. Set for trial at end of summer; mediation scheduled for early July.
 - g. 98.6% of cases settle.
 - h. In order to finish this, we need experts to be paid according to the schedule attached.
7. Member Questions:
 - a. How many continuances have there been already? Will it be continued again?
 - i. Early JAN 2025 – first continuance; Judge Tuter retired; Set for JUN 2025 calendar (initially); New judge assigned to case after JAN 2025 continuance. Expert reports were just received today from opposing counsel. End of August is the next trial date. Experts now need to review the reports received. Anticipated for trial end of August 2025. Case was FILED 10 JAN 2023. It *could be* continued again.

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- b. Would the Owners of the Association have to bear the cost of the SFSMD-required permit completion?
 - i. If the repair costs are \$2M (as an example only), the Association is pursuing the funds through this 558-Litigation so that the Members are paying for the litigation and not a \$2M Special Assessment.
 - c. Will there be another Special Assessment?
 - i. Testimony may be required. Depositions may be required.
 - d. Will the contingency fee require the Association to pay more if the SFSDA requires repair? (*Example: If the Stormwater drains cost \$4M to repair and the settlement is \$3M, does the Association have to raise the \$1M?*)
 - i. Yes.
 - e. What is M. Shamsie's recommendation cost?
 - i. Varies based upon repair protocol (replace existing vs. replace with diff system) and there may be some requirements from the Water Management Authority.
 - f. Expired Permit not appearing on Title Searches – why not?
 - i. The issue is a unique one. Thomas Engineering never closed-out the permit.
- 8. Introduction on the Pool Leak Issue – Jonathan Alvarez from Ace Pool & Spa, LLC
 - a. Two (2) Large leaks:
 - i. SKIMMER – Remove and take it out. Skimmer at center of pool needs to be completely replaced.
 - ii. MAIN DRAIN – drain is separating from the pool. (1) Chip out loose material, acid wash.
 - iii. 2 – 3 week process
 - iv. Obtain PERMITS first and leave pool open during permit application. Permits in Pembroke Pines between 1 – 3 months.
 - v. Paver repairs should be done after repairs.
 - vi. Pool raising concerns – will assess at the time.
 - b. Questions:
 - i. How long the leaks have been going on.
 - 1. NOV 2023 Report
 - 2. Mid-2024 billing changed
 - ii. Cause of leak?
 - 1. Skimmer – the trees are wrapping around the skimmer.
 - 2. Drain box – will need to determine when box is open.
 - iii. What material will be used to resurface?
 - 1. Same material in there.
 - iv. Any actions to avoid reoccurrence?
 - 1. Every so often have the landscaper lift up the pavers and treat them.
- 9. Thank you Dr. Andrew Trumbach for your help!
- 10. Special Assessment Review
 - a. **MOTION TO** levy Special Assessment as published by (P); Second by (T); Objections: *None*. Motion is adopted.

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11. Adjournment

- a. **MOTION** to adjourn at 8:00 pm by P, Second by T, Objections: None; Meeting Adjourned.

SPECIAL ASSESSMENT DETAILS

A) Pool Replastering (Ace Pools Estimate 1291)	\$34,742.00
B) Pool Pavers Repair (Premium Landscaping)	\$1,500.00
C) 558 Litigation – Current Balances	\$30,571.06
D) 558 Litigation – Projections through 31 AUG 2025	\$25,000.00
TOTAL	\$91,813.06

Per-Unit Responsibility: **\$1,033.71**

Payments: Six (6) co-equal payments of \$172.28 due as follows:

- June 15, 2025 — Waive late fees on SPA Payment until 25 JUL 2025.
- July 15, 2025
- August 15, 2025
- September 15, 2025
- October 15, 2025
- November 15, 2025